

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
APPROVING AMENDMENT TO SOUTH END URBAN RENEWAL PLAN (MASS. R-56)

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modification provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority, provided that if the general requirements controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the redeveloper or redevelopers of such part or their successors and assigns; provided further, that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development; and

WHEREAS, it is the opinion of the Authority that the use of Disposition Parcel 12 of the South End Urban Renewal Project Area as a playground is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

1. Pursuant to Section 1201 thereof the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by deleting on page 14 under the heading "Table A: Land Use and Building Requirements" opposite reuse parcel number 12,
 - a) the words "Residential: Housing for Elderly or other Residential Subject to Authority approval", and inserting in place thereof the following word: "Playground";
 - b) all building requirements and other controls, for Parcel 12 under the headings of Minimum Setback, Height, Max. Net Density, and Min. Parking Ratio replacing each with the initials "NA", meaning "not applicable";
 - c) under the heading "Planning and Design Requirements", the letters "B, C, F and U", replacing them with M, N, W, GG.
2. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.



MEMORANDUM

April 13, 1972

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TO: Boston Redevelopment Authority
FROM: Robert T. Kenney, Director
SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)
MINOR MODIFICATION OF URBAN RENEWAL PLAN / DISPOSITION PARCEL 12

SUMMARY: This memorandum requests that the Authority adopt a minor modification of the South End Urban Renewal Plan with respect to the permitted land use on Parcel 12

On 4 June 1970, the Boston Housing Authority was designated as the redeveloper of several scattered disposition parcels in the South End for the purpose of constructing housing for the elderly. Since that time, the Housing Authority has decided to eliminate Parcel 12 from development for the following reasons:

First, test borings have indicated that poor subsoil conditions exist on Parcel 12 and construction on this site would be extremely expensive.

Furthermore, the residents of the northwesterly section of South End have expressed the need for a playground on this parcel, since there are no major outdoor recreation facilities planned for this area.

Finally, the number of units in the Turnkey project for the elderly proposed by the Emergency Tenants Council on Parcel 19 would be more than adequate to replace those planned on Parcel 12, so as not to constitute a net loss in elderly housing units in the South End.

Table A of Section 602 of the Urban Renewal Plan, entitled "Land Use and Building Requirements" designates the permitted land use for Parcel 12 as residential: Housing for the Elderly or Other Residents Subject to Authority Approval. It is desirable to change the permitted land uses for this parcel from "Residential" to "Playground" and that all building requirements be eliminated as they would be no longer applicable.

In the opinion of the General Counsel, the proposed modifications described above are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

It is therefore recommended that the Authority adopt the attached resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by changing the use of Parcel 12 from residential to playground.

An appropriate resolution is attached.